



NOTICE OF SALE OF REAL PROPERTY

SALE BID #034-2018

Sale of Real Property – Group 25

BID DUE DATE: Wednesday, November 1st, 2017 at 3:00 P.M. CST

Location: Division of Purchases, 218 E. Central, Springfield, MO 65802

Buyer: Kara Daniel **Email:** kdaniel@springfieldmo.gov

Phone: 417-864-1621 **Fax:** 417-864-1927

Sealed bids will be received by the Division of Purchases at the specified location until the time and date cited above. Only bids received by the correct time and date will be recorded.

Bids must be submitted in an envelope with the sale bid number and the bidder's name and address clearly indicated on the envelope. All bids must be complete and submitted by the time and date cited above.

Bidders are strongly encouraged to carefully read the entire sale bid.

September 6th, 2017

**CITY OF SPRINGFIELD, MISSOURI
DIVISION OF PURCHASES
SALE BID #034-2018 TERMS AND CONDITIONS**

1. INTRODUCTION/DESCRIPTION OF PROJECT:

The City of Springfield is soliciting sealed bids for the sale of the following parcel of City owned property. The City will award and sell the property on an individual basis to qualified individuals or firms with the most favorable bid for each property.

The City will convey the property described herein to the successful bidder by "Special Warranty Deed" or "Quit Claim Deed." The City reserves the right to place any necessary covenants on the property as necessary, based on the proposed usage described on the bidders Proposal Form.

1.1 BACKGROUND:

In most cases the lots were acquired as a result of dangerous-building proceedings and the collection of liens. The City has established a minimum asking price for each of the properties listed, unless otherwise noted.

1.2 SITE CONDITIONS:

The sites currently have various zonings and all are vacant; unless stated otherwise. An official land survey has not been completed by the City at this time. The successful bidder shall be responsible for obtaining any required land survey including any easements, such as for utilities, as needed to be retained by the City for maintenance of public infrastructure.

1.3 ENVIRONMENTAL ISSUES:

There are no known environmental issues at the sites. Unless otherwise stated the sites remain vacant at this time. The property is being sold as is and as it exists.

1.4 CONSTRUCTION READINESS:

The City has not prepared any analysis of the site in terms of construction suitability. Construction readiness issues would be the responsibility of the successful bidder. This would include issues such as compaction of material, grading requirements, etc.

1.5 GENERAL REQUIREMENTS:

- 1.5.1 Those submitting bids shall meet all requirements of City to be considered "eligible bidders" -- i.e. they cannot have defaulted or be in default on a present or past obligation to the City.
- 1.5.2 Bidder cannot currently be in violation of any local ordinances, rules or regulations.
- 1.5.3 **Inspection:** Before submitting a bid, Bidders shall visit the vacant property sites to fully inform themselves as to all existing conditions and limitations. Any bidder that fails to inspect, or inadequately inspects, the property, forfeits any claims against the city such adequate inspection would have revealed.

- 1.5.4 **Award:** Any award made hereunder shall be by written document issued by the Division of Purchases. Verbal awards are prohibited; however, the city buyer administering the bid may discuss the bid results upon request. The City of Springfield, Missouri, at its sole option, may delay any decision to award or cancel the bid for up to ninety (90) days following the bid opening date; and further, reserves the right to reject any or all bids and unless otherwise specified by the bidder, to accept any item in the bid. The City may award by item or combination of items as may be in the City's best interest.
- 1.5.5 **Approval Requirements:** Award of this property is contingent upon approval by City Council of the sale.
- 1.5.6 **Payment:** Payment shall be made at the time of closing or transfer of title. Closing or transfer of title will be scheduled by the City. Payment shall be made by cashiers' check payable to the Director of Finance, City of Springfield, MO unless otherwise specified by a title-insurance company.
- 1.5.7 **Time Limit:** The successful bidder shall complete property transactions within ninety (90) calendar days from date of acceptance of the sale.
- 1.5.8 **Excess Of \$10,000.00:** Bids in excess of \$10,000.00 are also subject to City Manager acceptance and approval. In such case, bidder agrees that all bids made are irrevocable for a period of ninety (90) calendar days from the date bids are opened and agrees to such as a condition of bidding.
- Under \$10,000.00:** Bidder agrees that all bids under \$10,000.00 are irrevocable for a period of ninety (90) calendar days from date bids are opened and agrees to such as a condition of bidding.
- 1.5.9 **Failure to Pay:** In the event the bidder fails to make payment within the time specified herein, the City may sell to another buyer and the bidder shall be liable to the City for the amount of loss caused by such failure to pay for the property.
- 1.5.10 **Title Work:** The bidder is responsible for securing title search, title commitment, and/or title insurance at their own expense and discretion.

1.6 BID SUBMISSION REQUIREMENTS:

- 1.6.1 Sealed bids with one (1) original shall be received at the Division of Purchases no later than **3:00 p.m. on Wednesday, November 1st, 2017.** Bids will not be accepted after this time. Bids shall be addressed as follows:
- For Mail or Hand Delivery to:
City of Springfield
Kara Daniel, Buyer
218 E. Central
Springfield, MO 65802
Submitted envelopes should be marked: **"SALE BID #034-2018"**
- 1.6.2 **Addendum:** If it becomes necessary to revise or amend any part of this sale bid, the Acting City Purchasing Agent will furnish the revision by written Addendum to all prospective bidders who received an original sale bid.

1.6.3 **Questions Regarding Specifications or Bidding Process:** To ensure fair consideration for all bidders, the City prohibits communication to or with any department, board, or employee during the submission process, except as provided herein. Additionally, the City prohibits communications initiated by a bidder to the City official(s) or employee(s) evaluating or considering the bids prior to the time an award decision is made. Any communication between the bidder and the City will be initiated by the appropriate City Official(s) or employee(s) in order to obtain information or clarification needed to develop a proper, accurate evaluation of the bid. Such communications initiated by a bidder may be grounds for disqualifying the offending bidder from consideration for award of the bid and/or any future bid(s).

A. Any questions relative to interpretation of specifications or the bid process shall be addressed to the City Purchasing Agent in writing, in ample time before the period set for the receipt and opening of bids. No inquiries, if received within ten (10) days of the date set for receipt of bids, will be given any consideration. Any interpretation made to prospective bidders will be expressed in the form of an Addendum to the sale bid which, if issued, will be conveyed in writing to all prospective bidders not later than five (5) days prior to the date set for receipt of bids.

B. It will be the responsibility of the bidder to contact the Division of Purchases prior to submitting a bid to ascertain if any addenda have been issued, to obtain all such addenda, and to return an executed addendum with the bid.

Direct inquiries to:
CITY OF SPRINGFIELD
KARA DANIEL, BUYER
218 E. CENTRAL
SPRINGFIELD, MO 65802
PHONE (417) 864-1621 FAX (417) 864-1927
KDANIEL@SPRINGFIELDMO.GOV

1.6.4 **Earnest Money:** All bids shall include a price to be paid to the City for the land and must include earnest money, in the form of a cashier's check or money order, in the amount of 5% of the purchase price or \$1,000.00 whichever is greater.

1.6.5 **Default:** If bidder defaults on agreement with City, bidder shall forfeit earnest money to cover costs of re-bidding the project and re-award.

1.6.6 **Late Bids:** Bids received by the City after the time specified for receipt will not be considered. Bidders shall assume full responsibility for timely delivery of the bids to the location designated for receipt of bids. The City of Springfield is not responsible for the U.S. Mail or private couriers in regards to mail being delivered by the specified time so that a bid can be considered.

1.6.7 **Completeness:** All information required by the bid must be supplied to constitute a legitimate bid. Required documents include:

- A. Proposal form for each property being bid.
- B. Earnest money for each property being bid.

C. "Affidavit of Compliance" for all properties being bid.

- 1.6.8 Costs for developing bids in response to this sale bid are entirely the obligation of the bidder(s) and shall not be chargeable in any manner to the City of Springfield.
- 1.6.9 The City reserves the right to conduct personal interviews with any or all bidders prior to selection. The City will not be liable for any costs incurred by the bidder in connection with such interview (including travel, accommodations, etc.).
- 1.6.10 The City reserves the right to waive minor irregularities in the procedures.
- 1.6.11 All materials submitted as a response to this sale bid shall become the property of the City of Springfield.
- 1.6.12 The City of Springfield reserves the right to use any and all information presented in any response to the sale bid. Acceptance or rejection of the bid does not affect this right.

2. SCOPE OF SERVICES

The City is seeking bids for the purchase of these pieces of property:

- (1) **2531 W. State**
Zoned: R-SF
Parcel Number: 881322307014
Legal Description: CROWN HGTS ADD LOT 17 BLK 2
Asking Price: Make an offer
- (2) **2017 N. National**
Zoned: GR
Parcel Number: 881312132006
Legal Description: All of Lot Nine (9), in Block Four (4) in Hobart's Addition to North Springfield, now a part of The City of Springfield, Greene County, Missouri.
Asking Price: Make an offer
- (3) **528 N. Homewood**
Zoned: R-SF
Parcel No: 881316411007
Legal Description: All of the South Half (S ½) of Lot Three (3) Block "D" in the first Addition to Fairfield Acres
Asking Price: Make an offer
NOTE: No sanitary sewer, not possible to connect to the sanitary sewer, this property is not buildable. **Only available to adjacent property owners.**
- (4) **831 S. Newton**
Zoned: R-SF
Parcel Number: 881323328008
Legal Description: MERRY PLACE ADD LOT 1 BLK 2
Asking Price: \$4,900.00
- (5) **1422 N. Concord**
Zoned: R-SF
Parcel Number: 881314109018

Legal Description: BRYAN PLACE N 58 FT LOT 7 BLK 2

Asking Price: \$6,900.00

- (6) **1212 S. Hillcrest**
Zoned: GM
Parcel Number: 881328110013
Legal Description: .28A M/L BEG 761.5 FT W & 130.1 FT S NE COR SW1/4 NE1/4S 73.4 FT W 168.6 FT N 73.4 FT E TO BEG 28/29/22
Asking Price: \$6,700.00
NOTE: Minimum elevation for the lowest enclosed space is 1213.
- (7) **2430 N. Ramsey**
Zoned: R-SF
Parcel Number: 881206303037
Legal Description: HASELTINES BLVD ADD LOTS 39 & 40 BLK 3
Asking Price: \$9,300.00
- (8) **2230 N. East**
Zoned: R-SF
Parcel Number: 881312111019
Legal Description: HOBART'S 3RD ADD LOT 42 BLK 7
Asking Price: \$6,900.00
- (9) **1716 E. Carleton**
Zoned: R-SF
Parcel Number: 881918408002
Legal Description: WILLIAMSBURG HILLS LOT 54
Asking Price: \$25,000.00
NOTE: Minimum elevation for the lowest enclosed space is 1244.87.
Permanent Drainage Easement:
The North 30 feet and the East 40 feet of Lot 54 of Williamsburg Hills, a subdivision in the City of Springfield, Greene County, Missouri, containing 12,307 square feet (0.28 acres). **The property owner is responsible for maintenance of easement areas.**
- (10) **1051 S. Golden**
Zoned: R-SF
Parcel Number: 881328202034
Legal Description: WEST GRAND ST SUBURBS LOT 9 BLK A
Asking Price: \$1,000.00
Note: There is a sanitary sewer tax bill lien on this property in the amount of \$7,313.79, **this amount will be due at closing.**
- (11) **1517 N. Irving**
Zoned: HC
Parcel Number: 881311420007
Legal Description: Linwood Park ADD Lot 62
Asking Price: Make offer
- (12) **1036 W. Division**
Zoned: HC
Parcel Number: 881314201005
Legal Description: ENGLEWOOD ADD LOT 12 BLK 1

Asking Price: Make offer

- (13) **1342 E. Blaine**
 Zoned: R-SF
 Parcel Number: 881207313007
 Legal Description: ARRINGTONS ADD LOT 8 (EX S 50 FT)
 Asking Price: \$4,900.00
 Note: No sewer available, must extend public sewer main
- (14) **2627 N. Broadway**
 Zoned: R-SF
 Parcel Number: 881302301072
 Legal Description: 2.7 AC M/L N 40 FT BEG 200 FT N NW COR BROAD & TALMAGEN 100 FT W 234 FT S 100 FT
 E TO BEG2/29/22
 Asking Price: \$5,900.00
- (15) **1211 N. Fulbright**
 Zoned: R-SF
 Parcel Number: 881316111098
 Legal Description: FERBRACHE ADD LOT 10
 Asking Price: \$6,500.00
- (16) **1018 S. Golden**
 Zoned: R-SF
 Parcel Number: 881328201040
 Legal Description: BEG 251 FT W & 175 FT S & 132 FT E NE COR NE1/4 NW1/4 28/29/22 E 49 FT S 60 FTW 49
 FT N TO BEG 28/29/22
 Asking Price: \$1,000.00
 Note: There is a sanitary sewer tax bill lien on this property in the amount of \$6,040.17, **this amount will be
 due at closing.**
- (17) **2131 N. Hoffman**
 Zoned: R-SF
 Parcel Number: 881310118004
 Legal Description: HOFFMAN'S ADD LOT 3
 Asking Price: \$6,500.00
- (18) **535 N. Warren**
 Zoned: R-TH
 Parcel Number: 881315323001
 Legal Description: HASELTINE'S ORCHARD ADDITION S 10 FT LOT 9 & ALL LOT10 BLK 2
 Asking Price: \$1,000.00
 Note: There is a sanitary sewer tax bill lien on this property in the amount of \$7,852.86, **this amount will be
 due at closing.**
- (19) **1524 W. High**
 Zoned: R-SF
 Parcel Number: 881311216004
 Legal Description: VIRGINIA PLACE E 39 FT LOT 2
 Asking Price: Make offer
 Note: This property is only available to adjacent property owners.

(20) **1129 W. Nichols**
Zoned: R-SF
Parcel Number: 881314208007
Legal Description: QUEEN CITY ADD S 118 FT LOTS 86 & 87
Asking Price: Make offer
Note: Not connected to sanitary sewer. This property is only available to adjacent property owners.

NOTE: All information provided herein is for informational purposes. The bidder must execute due diligence to verify information prior to submitting a bid. The link to the Greene County Assessor's office is as follows: <http://www.greenecountymo.org/assessor/index.php>

CITY OF SPRINGFIELD
SALE BID #034-2018
PROPOSAL FOR PURCHASE

(Insert property address below. Use a separate sheet for each property bid)

The undersigned being fully familiar with the property and terms of sale for the City of Springfield, Missouri property, commonly referred to as _____, Springfield, Missouri accepts the property in "as is" condition and proposes the following:

Bid Amount: _____ Dollars (\$_____)

Special conditions (if any) _____

Proposed use of the property _____

It is understood that the City of Springfield, Missouri intends to accept the proposal that it finds will be in the best public interest on the basis of price. The City of Springfield, Missouri reserves the right to waive informalities and to reject any and all bids.

Submitted By:

(name/company name)

(signature of bidder)

(printed or typed name)

(signature of bidder)

(printed or typed name)

(street address)

(telephone)

(city, state, zip)

(fax)

(date)

(e-mail)

SAMPLE - SPECIAL WARRANTY DEED

THIS DEED, made on this ____ day of _____, 2017, by and between the City of Springfield, Missouri, a municipal corporation, of the County of Greene in the State of Missouri, Grantor, whose mailing address is 840 Boonville Ave., Springfield, MO 65802, and _____, whose mailing address is _____, Grantee.

WITNESSETH, That Grantor, in consideration of the sum of _____ Dollars-(\$_____) and other valuable consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, SELL AND CONVEY, unto the said Grantee, _____ successors and assigns, the following described land lying, being and situate in the County of Greene and State of Missouri, to-wit:

PROPERTY DESCRIPTION TO BE INCLUDED HERE AT TIME OF SALE

Grantor retains, and the property conveyed is subject to, a perpetual easement for storm water drainage, collection, ponding, and storage over and across the entire tract. The foregoing shall run with the land and be binding upon Grantee's heirs, successors, assigns and grantees.

TO HAVE AND TO HOLD the same, subject to the foregoing, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, and Grantor shall Warrant and Defend Grantee, Grantee's successor, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, except for:

- (a) rights or claims of parties in possession not shown by public records;
- (b) easements, or claims of easements, not shown by matters which would be disclosed by an accurate survey or inspection of the premises;
- (c) encroachments, overlays, boundary disputes or other matters which would be disclosed by an accurate survey or inspection of the premises;
- (d) any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records;
- (e) all restrictions, covenants, rights-of-way, and easements of record; and
- (f) all zoning or subdivision regulations.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on the date first above written.

THE CITY OF SPRINGFIELD, MISSOURI

By: _____
Mayor

Attest:

City Clerk

STATE OF MISSOURI
COUNTY OF GREENE

ACKNOWLEDGMENT

On this ____ day of _____, 2017, before me personally appeared _____, to me personally known, in his capacity as Mayor of The City of Springfield, Missouri, a municipal corporation, and acknowledged said instrument with authority and on behalf of said municipality.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield, Missouri, this ____ day of _____, 2017.

Notary Public

My term of office expires: _____

Sample - Missouri Quitclaim Deed

THIS DEED, effective as of the _____ day of _____, 2017, by and between _____, a _____, party of the first part, and _____, a _____, having its principal offices at _____, party of the second part.

WITNESSETH, that the party of the first part, in consideration of the sum of _____ DOLLARS (\$_____), and other good and valuable consideration to it paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, does by these presents REMISE, RELEASE, and FOREVER QUIT CLAIM unto the party of the second part, the following described lots, tracts, or parcels of land lying, being, and situated in the County of _____, and State of Missouri to-wit:

PROPERTY DESCRIPTION TO BE INCLUDED HERE AT TIME OF SALE

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges, and appurtenances thereto belonging, unto the party of the second part and unto its heirs and assigns forever; so that neither the party of the first part nor its heirs or assigns, nor any other person or persons, for whom or in whose name or behalf, will hereinafter claim or demand any right or title to the described premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, The party of the first part has caused these presents to be signed as of the day and year first above written.

THE CITY OF SPRINGFIELD, MISSOURI

By: _____
Mayor

Attest:

City Clerk

STATE OF MISSOURI

COUNTY OF GREENE

ACKNOWLEDGMENT

On this ____ day of _____, 2017, before me personally appeared _____, to me personally known, in his capacity as Mayor of The City of Springfield, Missouri, a municipal corporation, and acknowledged said instrument with authority and on behalf of said municipality.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield, Missouri, this _____ day of _____, 2017.

Notary Public

My term of office expires: _____

**CITY OF SPRINGFIELD
STATEMENT OF NO BID
SALE BID #034-2018**

If you do not intend to bid on this requirement, please complete and return this form prior to date shown for sale bid to: City of Springfield, the Division of Purchases, 218 E. Central, Springfield, MO 65802 or fax 417-864-1927.

WE, THE UNDERSIGNED, HAVE DECLINED TO BID ON YOUR **SALE BID #034-2018** FOR **SALE OF REAL PROPERTY - GROUP 25** FOR THE FOLLOWING REASON(S):

_____ SPECIFICATIONS ARE TOO "TIGHT", I.E. GEARED TOWARD
ONE BRAND OR MANUFACTURER ONLY (PLEASE EXPLAIN REASON BELOW)

_____ INSUFFICIENT TIME TO RESPOND TO SALE BID.

_____ WE DO NOT OFFER THIS PRODUCT/S OR EQUIVALENT.

_____ REMOVE US FROM YOUR BIDDERS' LIST FOR THIS COMMODITY OR SERVICE

_____ OUR PRODUCT SCHEDULE WOULD NOT PERMIT US TO PERFORM.

_____ UNABLE TO MEET SPECIFICATIONS.

_____ UNABLE TO MEET INSURANCE REQUIREMENTS.

_____ SPECIFICATIONS UNCLEAR (PLEASE EXPLAIN BELOW).

_____ OTHER (PLEASE SPECIFY BELOW).

REMARKS: _____

COMPANY NAME _____

ADDRESS _____

SIGNATURE AND TITLE _____

TELEPHONE NUMBER _____ DATE _____